

SCALE: 1" = 200'

PLAN HAS BEEN ACCEPTED BY
DATE: 1-8-01
BY: [Signature]
If no plate was filed, plan will expire
On: 7-10-02
1st filed on:

UNIT 3B

No. OF LOTS: 29 LOTS
LOT SIZE: 150' x 200'
ACREAGE: 25.56 AC.
DENSITY: 1.14 DU/AC.
STREET R.O.W.: 50'

UNIT 3A

No. OF LOTS: 62 LOTS
LOT SIZE: 75' x 125'
ACREAGE: 21.61 AC.
DENSITY: 2.87 DU/AC.
STREET R.O.W.: 50'

P-4
C.B. 4934

F.C. PROPERTIES ONE, LTD.

REMAINING PORTION
OF
638.918 ACRE TRACT
DESIGNATED AS TRACT II
(VOLUME 7398, PAGE 1738) R.P.R.

P-2
C.B. 4935

P-1
C.B. 4929

P-1
C.B. 4935

P-2
C.B. 4935

REMAINING PORTION
OF
638.918 ACRE TRACT
DESIGNATED AS TRACT II
(VOLUME 7398, PAGE 1738) R.P.R.

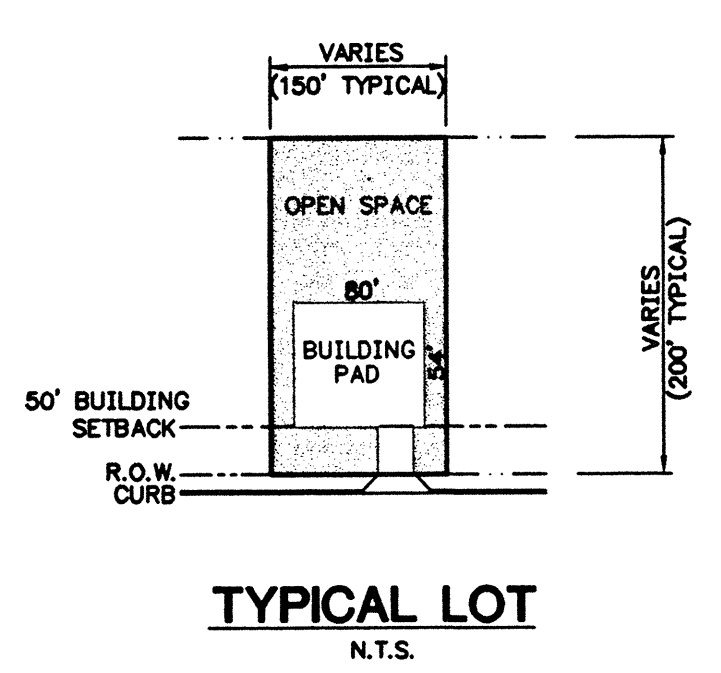
UNIT 1
No. OF LOTS: 74 LOTS
LOT SIZE: 150' x 200'
ACREAGE: 68.79 AC.
DENSITY: 1.08 DU/AC.
STREET R.O.W.: 50'

UNIT 2B
No. OF LOTS: 23 LOTS
LOT SIZE: 130' x 200'
ACREAGE: 21.41 AC.
DENSITY: 1.07 DU/AC.
STREET R.O.W.: 50'

UNIT 2A

No. OF LOTS: 18 LOTS
LOT SIZE: 150' x 200'
ACREAGE: 16.53 AC.
DENSITY: 1.09 DU/AC.
STREET R.O.W.: 50'

CHAMPIONS SUBDIVISION P.U.D., UNIT 1

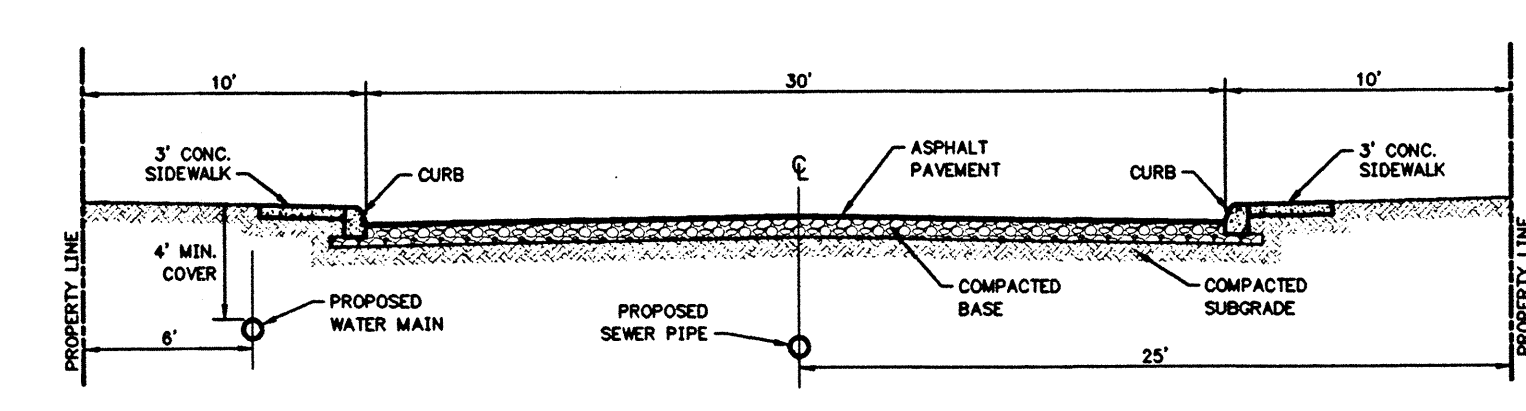
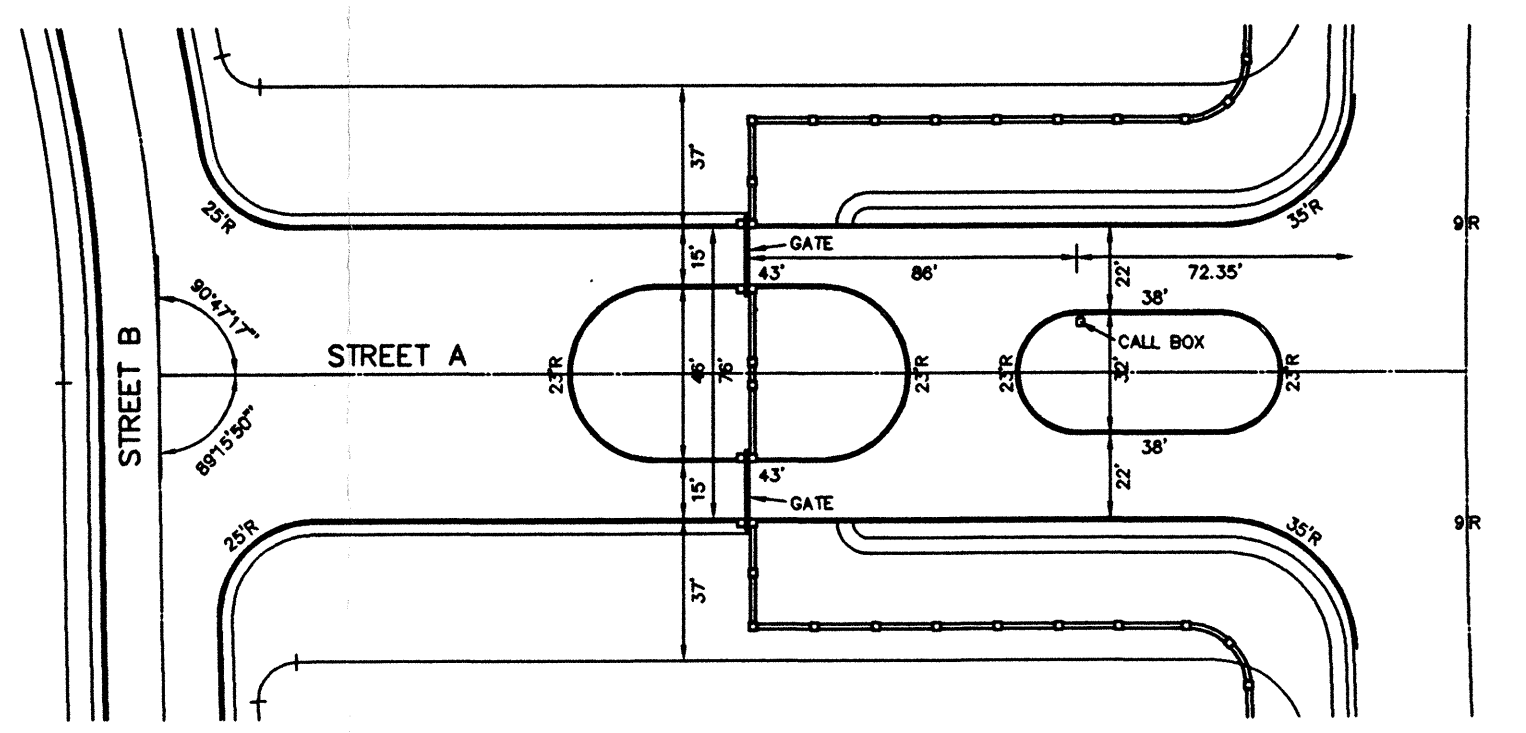


SUMMARY
No. OF LOTS: 206 LOTS
ACREAGE: 162.90 AC.
AVG. DENSITY: 1.26 DU/AC.

OWNER & APPLICANT
CHAMPIONS RIDGE, LTD.
150 N LOOP 1604 E, STE. 202
SAN ANTONIO, TEXAS 78232
CONTACT PERSON: ALLEN GHORMLEY
PHONE: (210) 491-0420
FAX: (210) 491-0540

ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
PHONE: (210) 681-2951
FAX: (210) 523-7112

CURVE TABLE			
CURVE	RADIUS	DELTA	TANGENT LENGTH
C1	2843.00'	92.00°	284.30'
C2	2843.00'	113.20°	352.81'
C3	2843.00'	113.20°	352.81'
C4	2843.00'	92.00°	284.30'
C5	1827.00'	92.00°	182.70'



CLEAR VISION AREA

TYPICAL 30' x 76' INTERSECTION (W=30')

TWO WAY - EQUATION D
 $R_v = 0.65(1SD) - (W/2 + K_v)$
 $1SD = 300 \text{ L.F.}$
 $W = 30 \text{ L.F.}$
 $K_v = 2$
 $R_v = 178 \text{ L.F.}$
CURB LENGTH = R_v
TWO WAY - EQUATION A
 $L_v = 13(1SD)/(13 + (W/2) + K_v) - 4$
 $1SD = 300 \text{ L.F.}$
 $W = 30 \text{ L.F.}$
 $K_v = 2$
 $L_v = 108 \text{ L.F.}$
CURB LENGTH = L_v

TYPICAL 30' x 76' INTERSECTION (W=76')

TWO WAY - EQUATION D
 $R_v = 0.65(1SD) - (W/2 + K_v)$
 $1SD = 300 \text{ L.F.}$
 $W = 76 \text{ L.F.}$
 $K_v = 2$
 $R_v = 155 \text{ L.F.}$
CURB LENGTH = R_v
TWO WAY - EQUATION A
 $L_v = 13(1SD)/(13 + (W/2) + K_v) - 4$
 $1SD = 300 \text{ L.F.}$
 $W = 76 \text{ L.F.}$
 $K_v = 2$
 $L_v = 64 \text{ L.F.}$
CURB LENGTH = L_v
INCLUDES: CHAMPIONS WAY @ CHAMPIONS BLUFF

TYPICAL 76' x 88' INTERSECTION (W=76')

TWO WAY - EQUATION D
 $R_v = 0.65(1SD) - (W/2 + K_v)$
 $1SD = 480 \text{ L.F.}$
 $W = 76 \text{ L.F.}$
 $K_v = 2$
 $R_v = 272 \text{ L.F.}$
CURB LENGTH = R_v
TWO WAY - EQUATION A
 $L_v = 13(1SD)/(13 + (W/2) + K_v) - 4$
 $1SD = 300 \text{ L.F.}$
 $W = 76 \text{ L.F.}$
 $K_v = 2$
 $L_v = 64 \text{ L.F.}$
CURB LENGTH = L_v
INCLUDES: CHAMPIONS WAY @ CHAMPIONS BLUFF & CHAMPIONS BLUFF @ CANYON GOLF ROAD

TYPICAL 76' x 88' INTERSECTION (W=88')

TWO WAY - EQUATION D
 $R_v = 0.65(1SD) - (W/2 + K_v)$
 $1SD = 300 \text{ L.F.}$
 $W = 88 \text{ L.F.}$
 $K_v = 2$
 $R_v = 150 \text{ L.F.}$
CURB LENGTH = R_v
TWO WAY - EQUATION A
 $L_v = 13(1SD)/(13 + (W/2) + K_v) - 4$
 $1SD = 300 \text{ L.F.}$
 $W = 88 \text{ L.F.}$
 $K_v = 2$
 $L_v = 96 \text{ L.F.}$
CURB LENGTH = L_v
INCLUDES: CHAMPIONS WAY @ CHAMPIONS BLUFF & CHAMPIONS BLUFF @ CANYON GOLF ROAD

TYPICAL 30' x 30' INTERSECTION

TWO WAY - EQUATION D
 $R_v = 0.65(1SD) - (W/2 + K_v)$
 $1SD = 300 \text{ L.F.}$
 $W = 30 \text{ L.F.}$
 $K_v = 2$
 $R_v = 178 \text{ L.F.}$
CURB LENGTH = R_v
TWO WAY - EQUATION A
 $L_v = 13(1SD)/(13 + (W/2) + K_v) - 4$
 $1SD = 300 \text{ L.F.}$
 $W = 30 \text{ L.F.}$
 $K_v = 2$
 $L_v = 108 \text{ L.F.}$
CURB LENGTH = L_v
INCLUDES: CHAMPIONS WAY @ LANTANA RIDGE, CHAMPIONS WAY @ CHAMPIONS BLUFF, CHAMPIONS WAY @ PERMITTISON PATH, CHAMPIONS WAY @ STREET "M", CHAMPIONS WAY @ STREET "N", CHAMPIONS TRAIL @ CALEB CIRCLE & CHAMPIONS TRAIL @ CHAMPIONS WAY

TYPICAL 70' x 28' INTERSECTION (W=70')

TWO WAY - EQUATION D
 $R_v = 0.65(1SD) - (W/2 + K_v)$
 $1SD = 300 \text{ L.F.}$
 $W = 70 \text{ L.F.}$
 $K_v = 2$
 $R_v = 158 \text{ L.F.}$
CURB LENGTH = R_v
TWO WAY - EQUATION A
 $L_v = 13(1SD)/(13 + (W/2) + K_v) - 4$
 $1SD = 300 \text{ L.F.}$
 $W = 70 \text{ L.F.}$
 $K_v = 2$
 $L_v = 67 \text{ L.F.}$
CURB LENGTH = L_v

TYPICAL 70' x 28' INTERSECTION (W=28')

TWO WAY - EQUATION D
 $R_v = 0.65(1SD) - (W/2 + K_v)$
 $1SD = 300 \text{ L.F.}$
 $W = 28 \text{ L.F.}$
 $K_v = 2$
 $R_v = 178 \text{ L.F.}$
CURB LENGTH = R_v
TWO WAY - EQUATION A
 $L_v = 13(1SD)/(13 + (W/2) + K_v) - 4$
 $1SD = 300 \text{ L.F.}$
 $W = 28 \text{ L.F.}$
 $K_v = 2$
 $L_v = 108 \text{ L.F.}$
CURB LENGTH = L_v
INCLUDES: CHAMPIONS BLUFF @ STREET "O", CAMERON CIRCLE @ LANTANA WAY

TYPICAL 30' x 24' INTERSECTION (W=30')

TWO WAY - EQUATION D
 $R_v = 0.65(1SD) - (W/2 + K_v)$
 $1SD = 300 \text{ L.F.}$
 $W = 30 \text{ L.F.}$
 $K_v = 2$
 $R_v = 178 \text{ L.F.}$
CURB LENGTH = R_v
TWO WAY - EQUATION A
 $L_v = 13(1SD)/(13 + (W/2) + K_v) - 4$
 $1SD = 300 \text{ L.F.}$
 $W = 30 \text{ L.F.}$
 $K_v = 2$
 $L_v = 108 \text{ L.F.}$
CURB LENGTH = L_v
INCLUDES: CHAMPIONS WAY @ CAMERON CIRCLE

TYPICAL 30' x 24' INTERSECTION (W=24')

TWO WAY - EQUATION D
 $R_v = 0.65(1SD) - (W/2 + K_v)$
 $1SD = 480 \text{ L.F.}$
 $W = 28 \text{ L.F.}$
 $K_v = 2$
 $R_v = 272 \text{ L.F.}$
CURB LENGTH = R_v
TWO WAY - EQUATION A
 $L_v = 13(1SD)/(13 + (W/2) + K_v) - 4$
 $1SD = 300 \text{ L.F.}$
 $W = 28 \text{ L.F.}$
 $K_v = 2$
 $L_v = 64 \text{ L.F.}$
CURB LENGTH = L_v
INCLUDES: CHAMPIONS WAY @ CAMERON CIRCLE

TYPICAL 28' x 28' INTERSECTION (W=28')

TWO WAY - EQUATION D
 $R_v = 0.65(1SD) - (W/2 + K_v)$
 $1SD = 300 \text{ L.F.}$
 $W = 28 \text{ L.F.}$
 $K_v = 2$
 $R_v = 178 \text{ L.F.}$
CURB LENGTH = R_v
TWO WAY - EQUATION A
 $L_v = 13(1SD)/(13 + (W/2) + K_v) - 4$
 $1SD = 300 \text{ L.F.}$
 $W = 28 \text{ L.F.}$
 $K_v = 2$
 $L_v = 179 \text{ L.F.}$
CURB LENGTH = L_v
INCLUDES: CAMERON CIRCLE @ VERBANA HILL

ENVIRONMENTAL RECOMMENDATIONS

- The following are recommendations put forth to address the environmental concerns raised by the construction of this development on the 162.90-acre site. These recommendations are intended to be implemented in conjunction with the City of San Antonio's Environmental Review Process (ERP) and the City's Environmental Review Guidelines (ERGs).
1. Prior to release of any building permits, the owner/developer of any Category 2 property shall obtain a Letter of Certification from the Natural Resource Conservation Commission (NRCC) of the City of San Antonio.
 2. All land uses shall be in accordance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is not in the zoning code, the owner/developer shall apply for a rezoning for that particular use. If the land use is listed as "conditional", then the use shall be subject to the terms and conditions of the rezoning.
 3. For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design (which must be based on the City's On-Site Sewage Regulations) for construction of the facility. The on-site sewage facility shall be installed and maintained in accordance with the City's On-Site Sewage Regulations. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility.
 4. On-site sewage facilities shall be installed in accordance with the City's On-Site Sewage Regulations. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility.
 5. All abandoned wells or improperly plugged wells shall be plugged in accordance with the City's On-Site Sewage Regulations. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility.
 6. All abandoned wells or improperly plugged wells shall be plugged in accordance with the City's On-Site Sewage Regulations. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility.
 7. All abandoned wells or improperly plugged wells shall be plugged in accordance with the City's On-Site Sewage Regulations. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility.
 8. All abandoned wells or improperly plugged wells shall be plugged in accordance with the City's On-Site Sewage Regulations. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility.
 9. All abandoned wells or improperly plugged wells shall be plugged in accordance with the City's On-Site Sewage Regulations. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility.
 10. All abandoned wells or improperly plugged wells shall be plugged in accordance with the City's On-Site Sewage Regulations. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility.
 11. The City of San Antonio shall inspect all future construction of on-site sewage facilities and sewer mains for proper construction in accordance with the City's On-Site Sewage Regulations and the City's Environmental Review Guidelines (ERGs).
 12. If any on-site sewage facility, sewer main, or sewer line is found to be in violation of the City's On-Site Sewage Regulations or the City's Environmental Review Guidelines (ERGs), the owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility. The owner/developer shall be responsible for the installation, maintenance, and repair of the on-site sewage facility.

- NOTES:**
1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
 2. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
 3. ALL INTERIOR PRIVATE STREETS ARE 50' RIGHT-OF-WAY WITH 30' PAVEMENT.

DENSITY AND OPEN SPACE

BASE ZONING DISTRICT:	P1, R1
MAXIMUM DENSITY ALLOWED:	8 UNITS / ACRE
PROPOSED DENSITY:	1.26 UNITS / ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE ALLOWED:	35%
PROPOSED PERCENTAGE OF OPEN SPACE:	71.8%
TOTAL SPACE:	162.90 ACRES (6,838,751 S.F.)
STREET / SAFETY LANE R.O.W.:	1,012,424 S.F.
DRIVEWAY:	206,000 S.F.
DRAINAGE R.O.W.:	25,710 S.F.
OUTDOOR STORAGE AREA:	0 S.F.
MECHANICAL EQUIPMENT:	0 S.F.
HOUSE SLABS:	755,200 S.F.
OCCUPIED OPEN SPACE:	2,003,334 S.F. (45.99 ACRES)
NET OPEN SPACE:	5,082,518 S.F. (116.91 ACRES)
TOTAL SPACE:	7,085,852 S.F. (162.90 ACRES)
OPEN SPACE PERCENTAGE:	71.8%

POADP #616 REVISED: NOVEMBER, 2000

CHAMPIONS RIDGE SUBDIVISION PRELIMINARY OVERALL AREA DEVELOPMENT PLAN & PLANNED UNIT DEVELOPMENT	
	M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250	TEL: (210) 681-2951 FAX: (210) 523-7112 WWW.MWCUDE.COM
DRAWN BY: J.C.C.	DATE: 11/7/00
CHECKED BY: C.C.S.	JOB NO.: 119780
SHEET 1 OF 1	
P8	

616B



CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: November 2, 2000 Name of POADP: Champions Ridge Subd., PUD
 Owners: Champions Ridge, Ltd. Consulting Firm: M.W. Cude Engineers, L.L.C.
 Address: 150 NE Loop 1604. Ste. 202, Address: 10325 Bandera Road
 City/State/Zip: San Antonio, Tx., 78232 City/State/Zip: San Antonio, Tx., 78250
 School District: NEISD Phone: (210) 681-2951
 Existing Zoning: P-1/R-1 ERZD Proposed Zoning: P-1/R-1 ERZD

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
 Projected # of Phases: 5 ☒ Yes ☐ No
 San Antonio City Limits? ☒ Yes ☐ No
 Council District: 9
 Ferguson Map Grid pg 482/483: F3.4/A3.4

Land area being platted: Lots Acres
 Single Family (SF) 209 168.9
 Multi-family (MF) _____
 Commercial and non-residential _____

RECEIVED
 00 NOV -9 PM 3:19
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

Is there a previous POADP for this Site?	Yes		
--	-----	--	--

Name Champions Ridge Subd. No. 616

Is there a corresponding PUD for this site? Name Champions Ridge Subd., PUD No. _____

Plats associated with this POADP or site? Name Champions Ridge Subd. U-1, PUD No. 990019
 Name Champions Ridge Subd. U-1A, PUD No. 990318
 Name Champions Ridge Subd. U-2A, PUD No. 000289

Contact Person and authorized representative:

Print Name: David Mann

Signature: 

Date: November 2, 2000

Phone: 545-5753

Fax: 545-5802

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @ (210) 207-7102;
- ☒ the POADP ☒ does not ☐ does abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is not ☒ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the Northeast School District and they have been contacted concerning this development.
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

RECEIVED
00 NOV -9 PM 3:20
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: David Mann

Signature: 

If you have any questions please call J. Jay at 207-7900
APPLICATION REVISED October 7, 1999



CITY OF SAN ANTONIO

January 8, 2001

Ms. Vickers

M. W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: Champions Ridge (Amending)

POADP # 616-B

Dear Ms. Vickers:

The City Staff Development Review Committee has reviewed Champions Ridge Subdivision Preliminary Overall Area Development Plan # 616-B. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Vickers
Page 2
January 8, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☐ Traffic T.I.A.

RECEIVED NOV 17 2000

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME:

CHAMPIONS RIDGE (AMENDING)
66-B

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

M. O. Herrera

Signature

City Engineer

Title

11/30/00

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☒ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: CHAMPIONS RIDGE (AMENDING 66-B)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.



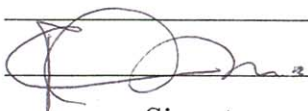
☒ I recommend approval



☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: CANYON GOLF ROAD (EVANS ROAD) IS ON THE MTP REQUIRING
A MIN OF 86' R.O.W. PROPOSED POADP ADDRESS THOROUGHFARE


Signature

Planner
Title

112200
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☒ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: CHAMPIONS RIDGE (AMENDING 66-B)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: ORIGINALLY SUBMITTED w/ 178 LOTS
NEW SUBMITTAL 206 LOTS DIFFERENCE 28 PHT

THE DIFFERENCE IN PEAK HOUR TRAFFIC IS
NOT SIGNIFICANT ENOUGH TO JUSTIFY
A NEW TIA. (SEE ATTACHMENT)

Josel Ley
Signature

Senior Eng Tech
Title

11-21-00
Date

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

COPIES TO: File

SUBJECT: Champion Ridge Subdivision PUD Level I T.I.A.

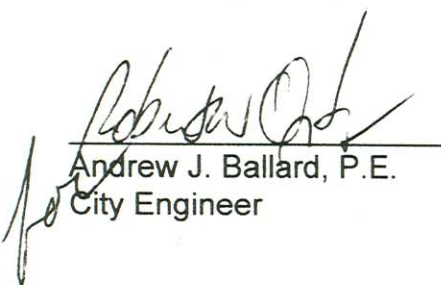
Date: December 28, 1998

The Streets and Traffic Engineering Division has reviewed the Level-1 Traffic Impact Analysis for the Champion Ridge Subdivision PUD. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 128 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through one access point onto Evans Road north of the Champions intersection.

Robert W. Opitz, P.E.
Chief Engineer.
Development Review and Drainage

Approved by:



Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 98TIA1240

RECEIVED
00 NOV 27 AM 8:20
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☒ Public Works: ⇒ Streets ⇒ Drainage

☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: CHAMPIONS RIDGE (AMENDMENT 66-B)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Gate Entry: Use 16' in lieu of 15'
at the Gates on both sides of island.

[Signature]

Signature

SR. Engineering Assoc. 11/30/00

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR
REVIEW POADP

TO: ZONING Date 11/17/00

FROM: W.F. CASTELLA & ASSOCIATES 734-5351

ITEM NAME: EISENHARTER RD/WOODDUFF PKWY FILE # 304-C

RE: ROSILLO CREEK ADDITION

RAVL: REVISED PER OUR CONVERSATION, [Signature]

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the Department of Planning, Land Development Services Division, Subdivision Section. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: ASAP, 19

☐ Proposed plat-30 days ☐ Variance-15 days ☒ POADP's-10 days

☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

NO RESPONSE WITHIN THE TIME INDICATED WILL BE
CONSIDERED APPROVAL OF THE ITEM.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: [Signature]

Signature Title Date 11-20-00

RECEIVED
08 NOV 17 PM 2:46
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☒ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: CHAMPIONS RIDGE (AMENDING 66-B)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Zoned R-1 (R-1)

Michael O. Herrera Planner II 11-20-00
Signature Title Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

RECEIVED NOV 17 2000

POADP NAME:

CHAMPIONS RIDGE

(AMENDING)
66-B

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

ORed

Signature

City Engineer

Title

11/30/00

Date

RECEIVED
00 DEC -7 PM 12:23
PLANNING
DEPARTMENT
SUBDIVISION

City of ^{CHAMPIONS RIDGE, LTD.}San Antonio

Check Number: 1858
Check Date: Nov 2, 2000

Item to be Paid - Description

Check Amount: \$381.10
Discount Taken Amount Paid

POADP application Champ Ridge

381.10

616-B AMENDING

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

CHAMPIONS RIDGE, LTD.

150 NORTH 1604 EAST, SUITE 202
SAN ANTONIO, TEXAS 78232

CaminoReal Bank, N.A.
San Antonio (Alamo Heights)
San Antonio, Tx

30-84/1140 BRO3


1858

Memo: POADP App. Champ Ridge

DATE AMOUNT
Nov 2, 2000 *****\$381.10*

PAY Three Hundred Eighty-One and 10/100 Dollars

TO THE
ORDER
OF City of San Antonio



THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK. HOLD AT AN ANGLE TO VIEW

⑈001858⑈ ⑆114000844⑆ ⑈2564540⑈

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
2029395

AMT ENCLOSED _____

AMOUNT DUE 381.10
INVOICE DATE 11/27/2000
DUE DATE 11/27/2000

50-04-5573
CHAMPIONS RIDGE, LTD.
150 NORTH 1604 EAST, STE.202
S.A. TX. 78232

PHONE: 000 - 0000

POADP
CHAMP RIDGE

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 11/27/2000 INVOICE 2029395 ACCOUNT 50-04-5573 DUE DATE 11/27/2000 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 11/26/2000 CK# 1858 CHAMP RIDGE
END 11/26/2000

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

Michael Herrera

From: Fernando DeLeon
Sent: Tuesday, December 05, 2000 11:09 AM
To: Michael Herrera
Subject: POADP

Mike,

I talked to Sandy from Cude Engineers. The gate was previously approved with 15-ft lanes. I will not required them to change it on the POADP.

On the O'Connor GVH, I still have not met with John Frieble. I let you know as soon as I can on what we are going to do. I will also speak to Mike from the Fire Department as soon as I get some direction from John.

Thanks,

Fernando



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.

SAN ANTONIO, TEXAS 78250

(210) 681-2951

Memo

TO:

Dept. of Planning

114 W. Commerce

4th Floor Plaza Bldg.

DATE:

November 8, 2000

SUBJECT:

Champions Ridge Subd.

Preliminary Overall Area Development Plan/Planned Unit Development

8 - Revised Bluelines of the P.O.A.D.P./PUD

1 - 8 1/2" x 11" Reduction

1 - Application

1 - Redline showing changes

2 - Checks (No. 1858 and 1859) in the amount of \$381.10 each for review fees

Please process for approval

RECEIVED
00 NOV -9 PM 3:19
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

A. Guip

SIGNED

Dandi



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.

SAN ANTONIO, TEXAS 78250

(210) 681-2951

Memo

TO:

Dept. of Planning

Main Plaza/ 4th Floor

DATE:

January 3, 2001

SUBJECT:

Champions Ridge

Preliminary Overall Area Development Plan

4 - Additional Bluelines P.O.A.D.P.

RECEIVED
01 JAN -4 PM 2:48
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

SIGNED

Dandi

J. M. ...